



Cameo Close,
Colwick, Nottingham
NG4 2BP

£200,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this charming three-bedroom semi detached home in Colwick, Nottingham.

Nestled in the sought-after area of Colwick, this delightful property offers the perfect blend of modern convenience and suburban tranquillity. Set on a generous plot, the home boasts a well-maintained exterior with a private driveway, offering off-street parking and an attractive frontage that welcomes you home.

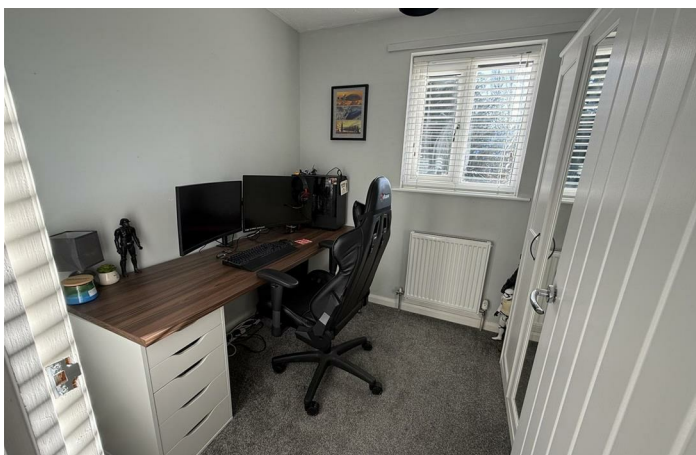
Upon entering, you are greeted by a spacious and light-filled living room, perfect for relaxing with family or entertaining guests. The neutral décor complements the natural light, creating a warm and inviting ambiance. Adjacent to the living room is a modern, fully-fitted kitchen and conservatory.

Upstairs, the property offers three bedrooms, including a generously sized master bedroom. Each room is thoughtfully designed with flexibility in mind, suitable for use as bedrooms, a home office, or additional living space. The family bathroom is tastefully fitted with contemporary fixtures and a combination of a bathtub and overhead shower.

The private rear garden is a standout feature of this home, offering a mix of lawn and patio areas ideal for alfresco dining, gardening, or simply enjoying the outdoors. Enclosed with fencing for added privacy, the space is perfect for families or those who appreciate a tranquil retreat.

Conveniently located, this property is within close proximity to local amenities, including shops, schools, and recreational facilities. Excellent transport links provide easy access to Nottingham city centre and surrounding areas, making it an ideal choice for commuters.

This home presents an exceptional opportunity for families, first-time buyers, or investors looking to secure a property in a desirable location. Early viewing is highly recommended to appreciate all that this charming home has to offer



Front of Property

To the front of the property there is a lawned area and a driveway providing off road parking for two cars.

Entrance hallway

Composite entrance door leading to the hallway, linoleum flooring, wall mounted radiator, stairs to first floor landing, door to lounge.

Lounge

11'5" x 14'9" approx (3.50 x 4.52 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, media wall.

Kitchen

14'7" x 8'3" approx (4.47 x 2.54 approx)
Wood effect laminate flooring, wall mounted radiator, door to pantry, double doors leading to the conservatory, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, tiled splashbacks, 4 ring gas hob, cooker hood above, electric oven, space for other appliances such as microwave.

Conservatory

6'3" x 11'6" approx (1.93 x 3.52 approx)
Laminate flooring, wall mounted radiator, double glazed windows surrounding, double glazed door to the rear garden.

First floor landing

Carpeted flooring, wall mounted radiator, access to loft and doors leading off to rooms.

Bedroom 1

9'8" x 12'6" approx (2.95 x 3.83 approx)
Build-in storage, wall mounted radiator, double glazed window to the front elevation.

Bedroom 2

6'1" x 8'11" approx (1.86 x 2.72 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

Bedroom 3

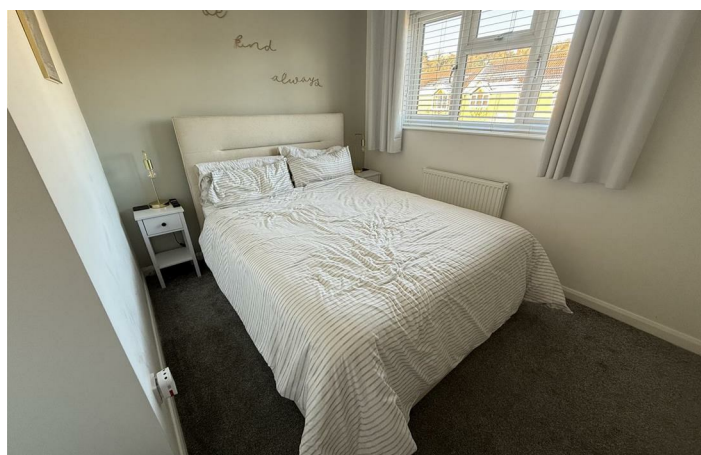
7'0" x 8'3" approx (2.15 x 2.52 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

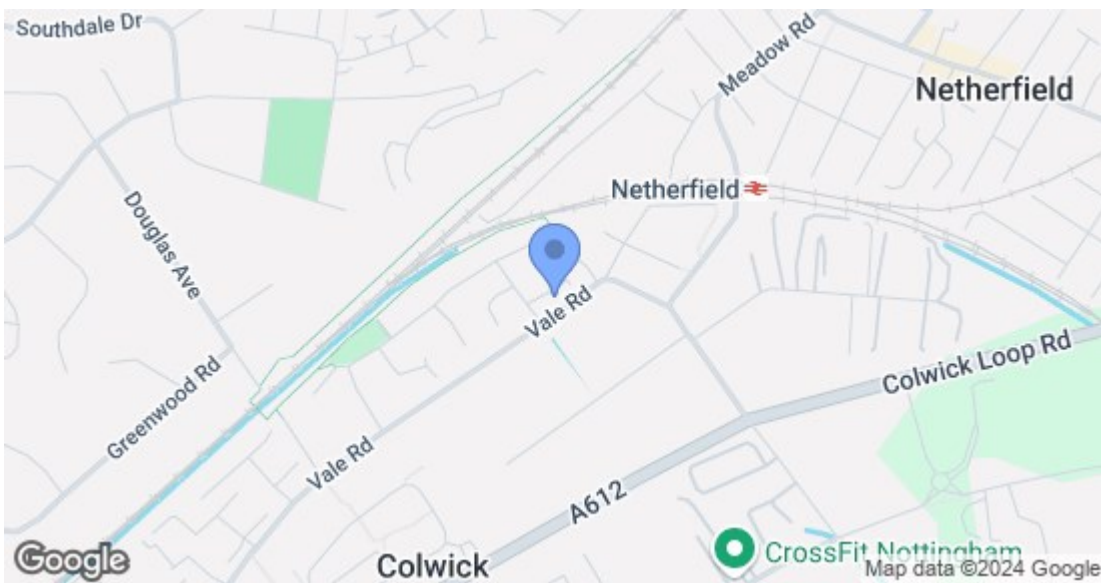
Bathroom

5'8" x 6'2" approx (1.74 x 1.88 approx)
Linoleum flooring, WC, hand wash basin with mixer tap, heated towel rail, double glazed window to the side elevation, tiled splashbacks, bath with mixer tap and mains fed shower above.

Rear of Property

To the rear of the property there is a lawned area surrounded by hedging.





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.